

**REGULAR MEETING  
OF  
THE BOARD OF COMMISSIONERS**

**Caroline Hedger Apartments**  
*(formerly Sheridan/Devon Apartments)*  
**6400 North Sheridan, Chicago, IL**

**Tuesday, May 16, 2006  
8:30 a.m.**

**AGENDA**

- I. Centering Thoughts - *Commissioner Harris***
- II. Report from Chief Executive Officer - *Terry Peterson***
- III. Public Participation**
- IV. Closed Executive Session**
- V. Committee Reports and Presentation of Resolutions**
- VI. Adjournment**

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**Executive Session**

**Discussion**

1. Pending/Imminent/Probable Litigation. (*Gail Niemann*)

**Resolutions**

1. Approval of Personnel Action Reports for the month of April 2006. (*Tish Mercer*)
2. Approval of Reimbursement Agreement between City of Chicago and the Chicago Housing Authority for salary and benefits paid to the Chief Executive Officer. (*Gail Niemann*)
3. Approval of Settlement Agreement in the matter of Nina Pittman v. CHA, et al., 04 L 7747. (*Gail Niemann*)
4. Approval of Settlement Agreement in the matter of Damonte Harris v. CHA/Eastlake et al., 04 CH 12868. (*Gail Niemann*)
5. Approval of Settlement Agreement in the matter of Mt. McKinley Insurance Company v. CHA, et al., 04 CH 12868. (*Gail Niemann*)
6. Approval of Contract Amendment, in the amount of \$200,000, for Legal Services with Holland & Knight for the matter of K.R. Miller v. CHA. (*Gail Niemann*)

**A Finance & Audit Committee**  
***Committee Report***

1. Recommendation to approve issuance of not to exceed \$315,000,000 aggregate principal amount of Capital Program Revenue Refunding Bonds, Series 2006, of the Chicago Housing Authority, and authorizing the sale thereof; authorizing the execution and delivery of a Master Trust Indenture, a First Supplemental Trust Indenture, an Escrow Agreement, a Tax Exemption Certificate and Agreement, a Bond Purchase Agreement, and a Continuing Disclosure Undertaking; and authorizing the preparation, execution and distribution of a Preliminary Official Statement and an Official Statement; and related matters. (*Miroslava Mejia*)
2. Recommendation to approve Financing Plan and Related Financing Documents needed to close the transaction for the Rehabilitation of Britton Budd Apartments. (*Miroslava Mejia*)

3. Recommendation to ratify formation of Surf Housing Development, LLC and Surf Senior Housing Limited Partnership with related documents needed to close the transaction for the rehabilitation of Britton Budd Apartments. (*Miroslava Mejia*)
4. Recommendation to approve contract with Fastech, Inc., in the amount of \$251,308.16, for Sun Maintenance services. (*Bryan Land*)
5. Recommendation to approve contract with Oracle Corporation, in the amount of \$113,630.00, for Oracle Database Software Support and Maintenance services. (*Bryan Land*)
6. Recommendation to approve contract with Sentinel Technologies, in the amount of \$410,265.00, for Cisco Maintenance services. (*Bryan Land*)

**B Operations & Facilities Committee**  
***Committee Report***

1. Recommendation to award contract for Authority-wide Construction-wide Management Services. Recommended Awardee: Partnership For Transformation, not-to-exceed \$3,147,737. (*Mike McCue*)
2. Recommendation to approve submittal of an Acquisition Application to HUD, enter into a contract to Purchase a Leasehold Interest for thirteen units within the Lake Park Crescent Phase IA For Sale Development; execute a Ground Lease and Quit Claim Deed with Lakefront Associates I, LLC and execute such other documents as necessary to implement the foregoing. (*Carl Byrd*)
3. Recommendation to enter into a contract with Lake Park Crescent I, LLC, for Environmental Remediation Activities at the Lake Park Crescent Phase IA For Sale Development Site. (*Carl Byrd*)
4. Recommendation to approve submittal of a Disposition Application to HUD; execute a 99-Year Ground Lease for 1208-24 W. Washburne with RS Retail LLC (ABLA/Roosevelt Square) and execute such documents as necessary to implement the foregoing. (*Carl Byrd*)
5. Recommendation to approve submittal of 1) a Mixed-Finance Proposal, Evidentiaries, and Amended Disposition Application to HUD, 2) commit CHA Funds of up to \$12,700,000 to the Henry Horner Homes Phase IIB Rental On-Site Redevelopment Project, 3) Dispose of Land at the Phase IIB site by Ground Lease(s) to the ownership entity(ies), and 4) execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing. (*Carl Byrd*)

6. Recommendation to approve 1) Community Builders and UJIMA, Joint Venture, as the selected Developer for a Senior Building within the Madden/Wells/Darrow Community; 2) issue an Option and Execute a 99-Year Ground Lease with the selected Joint Venture Developer; 3) submit a Disposition Application to HUD and 4) execute such other documents necessary to implement the foregoing. (*Carl Byrd*)
7. Recommendation to include the following additional Property Management companies in five Pre-Qualification Pools of Private Management firms to manage multi-family and senior developments, mixed income units, scattered-site portfolios and administrative properties: Prairie Management, American Management, McCormack Baron Ragan, T.A.G. Properties, Globetrotters International. (*Duwain Bailey*)

**C    Tenant Services Committee**  
***Committee Report***

1. Recommendation to exercise the second one-year option of Contract No. 0454 with HCP of Illinois, Inc. and Heartland Human Care Services, Inc., not-to-exceed \$1,091,526.00, for Housing and Supportive Services. (*Carmen Tomshack*)
2. Recommendation to include the McHenry County Housing Authority as a Participating Housing Authority in the Regional Housing Initiative Intergovernmental Agreement. (*Meghan Harte*)